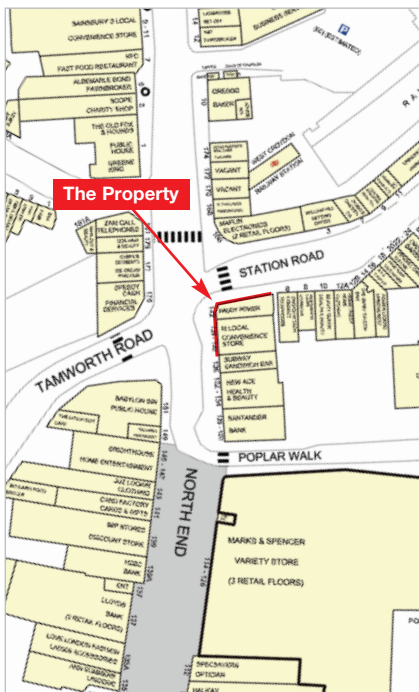


Croydon
138/140 & 142
North End
CRO 1UE

- **Freehold Shop Investment**
- Let to WM Morrison Convenience Stores Limited and Power Leisure Bookmakers Ltd
- Highly prominent corner position on the tram route
- Busy shopping location near Marks & Spencer
- Rent Reviews from 2016
- Total Current Rent Reserved
£151,000 pa
(exclusive of rates)

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Croydon is a busy South London suburb, lying approximately 12 miles south of Central London and 7 miles north of the M25 Motorway at Junction 7. Communications are therefore excellent by road and rail to Central London and beyond Gatwick Airport to the south. The property is situated in a highly prominent corner position at the junction of Station Road with North End, lying between West Croydon Station and the main pedestrianised shopping location. Occupiers close by include Maplin, William Hill, Greggs, 99p Stores and Marks & Spencer.

Description

The property is arranged on ground and three upper floors to provide two large shop units at ground floor level and eight flats above that will be retained on a single lease by the Vendors.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
138/140	WM Morrison Convenience Stores Ltd (by assignment)	Ground Floor Sales 302.7 sq m (3,258 sq ft)	15 years from 19.11.2003 Rent review in the 5th year FR & I	£81,000 p.a.	Reversion 2018
142	Power Leisure Bookmakers Ltd	Ground Floor Sales 196.6 sq m (2,116 sq ft)	15 years from 22.06.2011 Rent review every 5th year FR & I	£70,000 p.a.	Rent Review 2016
First to Third Floors	Mobin Properties Ltd	Residential	To be let on a new 999 year lease from completion	Peppercorn	

NB. Areas taken from voa.gov.uk

Total £151,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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